

**BOROUGH OF WESTWOOD  
PLANNING BOARD MINUTES  
PUBLIC MEETING AGENDA  
REGULAR PUBLIC MEETING  
January 24, 2013**

**APPROVED 2/28/13**

**1. OPENING OF THE MEETING**

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Regular Public Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL:**

**PRESENT:** Mayor Birkner  
Thomas Constantine  
Keith Doell  
Daniel Olivier  
Richard Bonsignore  
Councilmember Ray Arroyo  
Philip Cerruti, Vice-Chairman  
Jaymee Hodges, Chairman  
Ann Costello (Alt. #1)

**ALSO PRESENT:**

Thomas Randall, Esq., Board Attorney  
By Steven Paul, Esq.  
Ed Snieckus, Burgis Associates, Board Planner  
By Donna Holmqvist  
Louis Raimondi, Brooker Engineering,  
Board Engineer

**ABSENT:** William Martin (excused absence)

**4. MINUTES:** The **Minutes of 1/10/13** were approved on motion made by Richard Bonsignore, seconded by Philip Cerruti, and carried unanimously on roll call vote.

(WWPB 1/24/13 Regular Public Minutes)

**5. CORRESPONDENCE:**

1. 2013 Planning Board Members Contact List;
2. Adoption of Procedural Rules and Bylaws;
3. Letter from Joseph Basralian, Esq., RE: Pascack Valley Health Systems Affidavit of Publication;
4. NJ Department of Planning dated 1/14/13 RE: Proposed sign at Hackensack University Medical Center, Pascack Valley;
5. Report of Louis Raimondi, dated 1/21/13 RE: Ginger and Chreme;
6. Memo from Burgis Associates dated 1/23/13 RE: Pascack Valley Health Systems;

**6. RESOLUTIONS: None**

**7. PENDING NEW BUSINESS:**

1. **Ginger and Cream of Westwood, Inc., 350 Center Avenue, Block 807, Lot 17 - Site Plan with "C" Variance** - Application complete per Ed Snieckus; ready to be scheduled for worksession/public hearing meeting of 2/14/13;

8. **VOUCHERS:** A motion to approve vouchers totaling **\$1,301.25** was made by Richard Bonsignore, seconded by Dan Olivier and carried unanimously on roll call vote.

**9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS**

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS  
The Board Professionals were sworn in

1. **Pascack Valley Health Systems, 250 Old Hook Road - Sign Discrepancy** - Richard Bonsignore questioned whether the matter would be heard in worksession. Mr. Basralian represented the applicant and clarified the issues. The actual size of the sign was larger than depicted on the plan that was approved. They have now corrected that error. The square footage and overall height and width for the wall-mounted sign was incorrectly stated and approved at 817 sq. ft. The amended

(WWPB 1/24/13 Regular Public Minutes)

application depicted the correct size as 1,013 sq. ft, which required additional relief of 196 sq. ft. Amended plans were provided for that sign.

Ms. Sigre of Exit Sign Company, Operations Manager, was sworn in and displayed Exhibit A1-1. She described the scope of the work they were retained for, and that is to provide a site analysis, design and implement a sign system for the hospital campus. They found the main building sign in A4 was not clearly visible from the road. Ms. Segre described the wall sign. The sign was designed to have optimal view for visitors coming down the road and for people to be able to find it. The proposed identification sign on A1-1 was 1,113 sq. ft. with 40'9" x 24'10". The location is the same. The square footage was originally inadvertently miscalculated. What was shown on A4 and approved on 1/26/13, is now identical on A1-1, which is being proposed tonight. This was the only sign that needed clarifying. Mr. Raimondi referred to letter from the Bergen County Department of Planning dated 1/14/13 setting conditions upon approval. The sign must not encroach upon or overhang the right-of-way along Old Hook Road, and the location must ensure adequate sight distance at all points of vehicular access to the site.

Ms. Brenna, working for AGS Fabricator, Project Manager, was sworn in to respond to additional questions about the lettering and attachment of the sign. The sign and sealed drawings showed the site detail. The letters are to be attached to the wall of the building, with a space for the raceway, which was a channel that the wires go through. For the benefit of one member of the public, Mr. Arroyo clarified on the record that this was only pertaining to the sign.

There were no further questions, comments or discussions. A motion for approval was made by Ann Costello and seconded by Keith Doell. On roll call vote, all members voted yes.

## **10. DISCUSSIONS:**

Councilmember Ray Arroyo reported on the cell tower ordinance. Mr. Snieckus had a proposal for his office to prepare the ordinance. A discussion ensued. The Board agreed to move forward with this proposal.

(WWPB 1/24/13 Regular Public Minutes)

Councilman Ray Arroyo suggested the Planning Board, like the Zoning Board, adopt a practice of passing a resolution recognizing a member that has left the Board for his or her service, and that member would receive a certificate. The Board agreed, and this would be done for Mr. Schluter.

**11. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approx. 8:55 p.m.

**Respectfully submitted,**

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**MARY R. VERDUCCI, Paralegal**  
**Planning Board Secretary**